



# Business Center

## LM Business Center

LM's records management infrastructure is currently distributed across several states. The decision has been made to consolidate the storage, retrieval, and disposition of records at one facility to better serve stakeholder interests and more efficiently comply with the laws and regulations governing the management of Federal records. The facility will serve as a business center for LM, incorporating the information technology infrastructure (currently the Consolidated Data Center), business support functions, and records management.

On June 9, 2008, GSA awarded a build-to-suit lease contract on behalf of LM for the LM Business Center to be located in Morgantown, West Virginia. The design and construction team includes FD Partners, LLC, and Petroplus and Associates, LLC, as the co-developers; Paradigm Architecture as the architect; and Dick Corporation as the general contractor.

The 59,000-square-foot facility, located on a 10-acre site in the West Virginia University Research Park, will house more than 90 Federal and contractor personnel supporting LM's mission. The facility will contain more than 100,000 cubic feet of non-classified records—both paper-based and in other special media forms—from Cold War nuclear legacy sites across the country. The records, currently maintained at several National Archives and Records Administration Federal records centers, will be centralized at the Morgantown facility and be accessible to researchers, former contractor employees, and other authorized persons both in on-site records research areas and via a state-of-the-art electronic record-keeping system.

An important aspect of the project relates to the Federal Government's support of environmentally-friendly buildings. LM's goal is to achieve "silver" certification for the facility under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. The "green" approach has tremendous benefits such as using key resources more efficiently than conventional buildings which are simply constructed to standard building codes. LEED creates healthier work and living environments, a smaller environmental footprint, and contributes to higher productivity, and improved employee health and comfort.

Since award of the lease, GSA, DOE, and the development team have completed the ground lease with West Virginia University, completed preliminary building layout and office infrastructure decisions, and developed security planning and transportation criteria. The developer began construction in early October 2008. LM plans to occupy the LM Business Center in December 2009.